



10 St. Leonards Avenue | PO11 9BW | £385,000

GEOFF **FOOT**
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Geoff Foot's are delighted to offer to the market this extended two bedroom detached house situated in a popular central Hayling location.

The property is located conveniently to local shops/amenities, bus routes, doctors surgery, schools and is only a short distance to Hayling Sea Front with its pleasant coastal walks and views.

To the front the large driveway provides of off road parking for several cars or motorhome/boat.

Downstairs you have 3 reception rooms, lounge/snug/dining area, providing adaptable accommodation to suit different needs. Also, downstairs you will find a utility room and cloakroom plus access out onto the generous rear garden which consists of hard standing and lawned areas as well as 2 sheds and a summerhouse.

Upstairs you find two well-proportioned double bedrooms, with bedroom 1 benefitting from a west facing aspect. Lastly there is the wet room which could be converted back to a standard bathroom if required.

Some updating may be preferred which allows potential purchasers to put their own stamp on the property.

➤ **TWO BEDROOM DETACHED HOUSE**

➤ **TWO DOUBLE BEDROOMS**

➤ **LOUNGE & SNUG ROOMS**

➤ **KITCHEN/DINER**

➤ **UTILITY ROOM**

➤ **DOWNSTAIRS CLOAKROOM**

➤ **ENCLOSED REAR GARDEN**

➤ **FRONT DRIVE PROVIDING OFF ROAD PARKING**

➤ **CONVENIENT CENTRAL HAYLING LOCATION**

➤ **ADAPTABLE ACCOMODATION**

Freehold | Council Tax Band: D

The accommodation comprises:

Hallway –

UPVC Double glazed front door into hallway. Laminate flooring. Two radiators. Under stairs storage cupboard housing consumer unit and electric meter. Stairs raising to 1st floor landing. Doors to:

Snug Room – 11' 0" x 10' 5" (12'7" into bay window) (3.35m x 3.17m)

West facing UPVC double glazed windows to front aspect. Open fireplace (currently with electric fire). High level UPVC obscured double glazed window to south aspect. Radiator. Telephone point.

Kitchen/Diner – 16' 9" x 10' 1" (5.10m x 3.07m)

Kitchen Area (10'1" x 7'4"): Range of white fronted wall and base units. Roll top worksurface throughout. 1 1/2 bowl stainless steel sink unit with mixer tap. Return worktop and units forming divider to dining area. 'Neff' Electric oven/grill with 4 ring gas hob above, extractor over. Space and plumbing for washing machine or dishwasher. Space for tall fridge/freezer. Door into utility area. Dining area (10'1" x 9'3"): Space for table and chairs. Radiator. High level UPVC obscured double glazed window to south aspect. Fireplace with wooden surround (currently with freestanding gas fire). Opening into:

Lounge – 11' 3" x 10' 9" (3.43m x 3.27m)

Large UPVC double glazed window and door opening out to rear garden. Radiator. High level UPVC obscured double glazed window to south aspect.

Utility Room – 8' 4" x 5' 7" (2.54m x 1.70m)

Space and plumbing for washing machine/dishwasher. Space for other white goods. UPVC double glazed door to side path which leads to front and rear gardens. Door into cloakroom:

Cloakroom –

Close coupled WC. Wash hand basin set over small double cupboard. Extractor fan. Radiator. UPVC obscured double glazed window to rear aspect.

1st Floor Landing –

Stairlift from hallway currently installed (can be removed by current owner if not required). Doors to all 1st floor rooms.

Bedroom 1 – 13' 8" x 10' 6" ((to fireplace) (4.16m x 3.20m))

West facing UPVC double glazed windows with fitted blinds. Radiator. Fireplaced. Fitted wardrobe cupboard current with hanging rail.

Bedroom 2 – 11' 3" x 11' 0" (3.43m x 3.35m)

Large UPVC double glazed window overlooking rear elevation. Triple freestanding wardrobes. Radiator.

Wet Room –

Wall mounted 'Mira' shower. Pedestal wash hand basin. Close coupled WC. UPVC obscured double glazed window to rear elevation. White 'ladder' style towel radiator. Walls mostly tiled. Cupboard housing 'Vaillant' combination boiler.

Front Garden –

Large shingled driveway providing off road parking for several cars. Fencing to one side boundary and row of small shrubs to the other. Wooden gate to one side providing access to rear garden. Small tiled step to front door. Security Light.

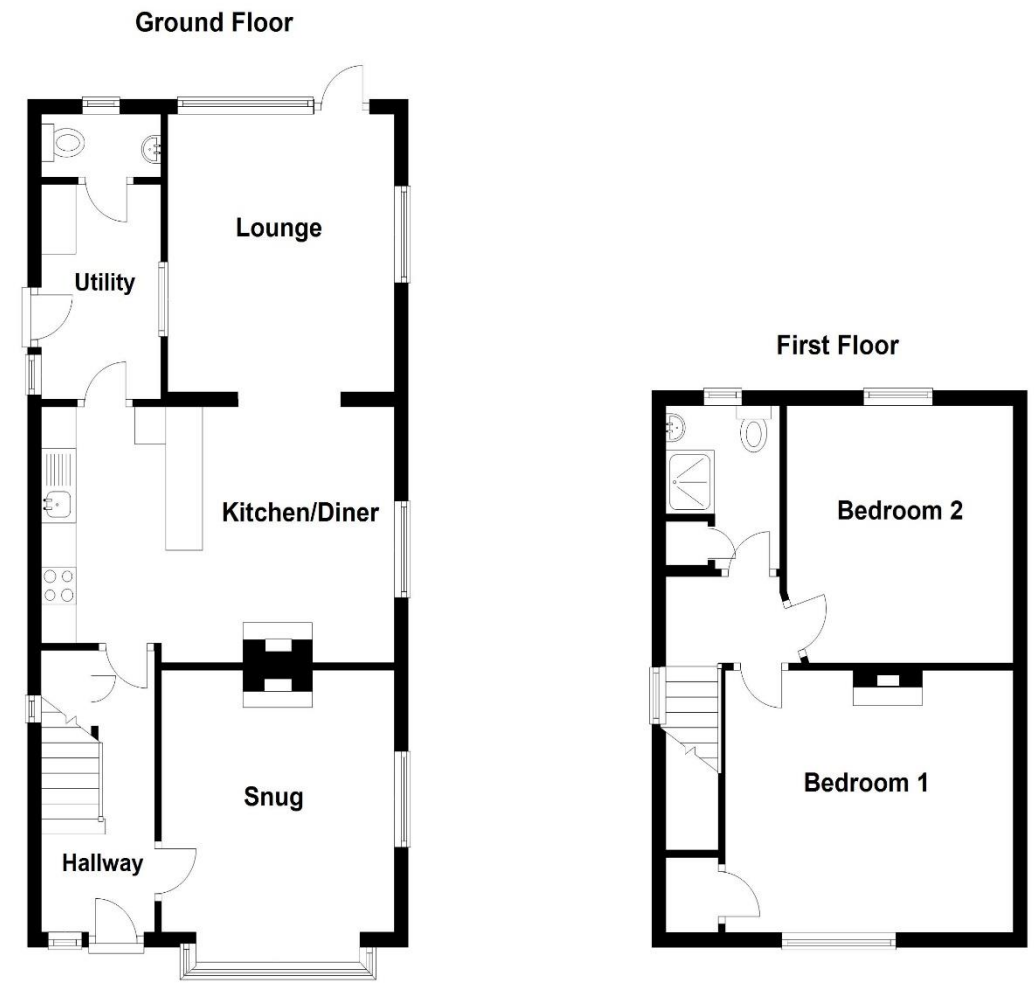
Rear Garden –

Small paved patio. Shingled area with timber garden shed and summerhouse. Vegetable patch. Paved path leading past lawned area to greenhouse and additional timber garden shed at rear of garden. Selection of mature flowers, shrubs and small trees to boundaries.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



This plan is for illustrative purposes only. Not to scale.

Plan produced using PlanUp.

10 St Leonards Avenue, Hayling Island

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	